

MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
JANUARY 10, 2019 at 5:30 P.M.
AUDITORIUM

1. Roll Call

Board Members

Robert Donaldson
Amy Haney, Acting Chair
David Maniet
John Waddell

Others

Alex Harnocz, Planner, Board Secretary
Bryce Sylvester, Director, Planning and Development

2. Approve the minutes of the December 13, 2018 Meeting

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** the minutes of the December 13, 2018 Meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

Mr. Harnocz read the Opening Remarks into record.

SUMMARY APPROVED

Item 13 was Summary Approved at the pre-review meeting on January 3, 2019.

SIGN REVIEW

13. **Docket No. 01-02-19** **13337 Madison Avenue**
Revival Body Care

() Approve	Nicole Dzurko
() Deny	Revival Body Care
() Defer	13337 Madison Avenue
	Lakewood, Ohio 44107

Applicant proposes signage in the Madison Avenue and Waterbury Road storefront windows. (Page 47)

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the Summary Approved. All of the members voting yea, the motion passed.

OLD BUSINESS

Items 5 and 6 were called together

BOARD OF BUILDING STANDARDS

5. **Docket No. 09-107-18-B** **C** **14115 Detroit Avenue**
Raising Cane's Chicken Fingers

() Approve	Drew Gatliff
() Deny	RCO Limited
() Defer	1062 Ridge Street
	Columbus, Ohio 43215

Applicant proposes signage that exceeds the maximum permitted square footage. 206 square feet of signage is requested. 75 square feet of signage is permitted by Code. This item was deferred from the September, October, November, and December meetings. (Page 15)

SIGN REVIEW

Docket No. 09-107-18-S

14115 Detroit Avenue
Raising Cane's Chicken Fingers

- ☐ Approve
☐ Deny
☐ Defer

Drew Gatliff
RCO Limited
1062 Ridge Street
Columbus, Ohio 43215

Applicant proposes signage for a new restaurant. This item was deferred from the September, October, November and December meetings. (Page 15)

Drew Gatliff, RCO Limited, applicant was present to explain the requests.

There was discussion about the permitted square footage for signage. Administrative staff (“staff”) had no additional comments beyond stating ABR approval was granted last month, the Planning Commission approved the conditional uses at its January meeting, and the project would be presented to the Board of Zoning Appeals at its January 17, 2019 meeting. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** Docket No. 09-107-18-B and Docket No. 09-107-18-S with the following condition(s):

- There is one horizontal support in the monument sign, not two as submitted.
- There is a black shroud surrounding the returns on the monument sign that connects both of the faces.
- 3' x 6' wall sign on the west tower, not 4' x 8' as submitted.

All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

7. **Docket No. 11-124-18**

R

13919 Lake Avenue

- ☐ Approve
☐ Deny
☐ Defer

Amer Abuaun
2029 Belle Avenue
Lakewood, Ohio 44107

Applicant proposes to install a partial driveway and turn-around to create a circular driveway. This item was deferred from the November and December meetings. (Page 17)

Mr. Harnocz stated the applicant requested a deferral, as the site plans were not ready.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **DEFER** the request until the February 14, 2019 meeting. All of the members voting yea, the motion passed.

8. **Docket No. 12-134-18**

R

2091 Lakeland Avenue

- () Approve
() Deny
() Defer

Vince Monachino
Monachino Builders LLC
1448 Robinwood Avenue
Lakewood, Ohio 44107

Applicant proposes the construction of a new single family residence and detached garage. This item was deferred from the December meeting. (Page 19)

Vince Monachino, Monachino Builders LLC, applicant was present to explain the request.

The members said it was a thoughtful design, asked for the column width, and voiced concern about the vertical and horizontal siding return. Staff had no additional concerns. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

9. **Docket No. 12-136-18** **R** **1253 St. Charles Avenue**
- () Approve Gregory Noeth, Gregory Noeth Architect
 () Deny Gregory Noeth Architect
 () Defer 1790 Saratoga Avenue
 Cleveland, Ohio 44109

Applicant proposes a new front porch, windows and siding, plus removal of the front second story balcony. This item was deferred from the December meeting. (Page 24)

Frank Dachler, property owner was present to explain the request.

The members said the proposal looked good. Staff had no additional concerns. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

SIGN REVIEW

10. **Docket No. 12-137-18** **1450 Belle Avenue**
 Lakewood Child Care Center
- () Approve Patrick Mayock
 () Deny STR
 () Defer 20780 Lake Road
 Rocky River, Ohio 44116

Applicant proposes free-standing signage along Belle Avenue and St. Charles Avenue. This item was deferred from the December meeting. (Page 36)

Mr. Harnocz stated the applicant requested a deferral, as the sign plan was still being finalized.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER** the request until the February 14, 2019 meeting. All of the members voting yea, the motion passed.

NEW BUSINESS

Items 11 and 12 were called together

ARCHITECTURAL BOARD OF REVIEW

11. **Docket No. 01-01-19 - A** **C** **15504 Madison Avenue,**
 Closets by Design
- () Approve Dan Krawczonek
 () Deny Closets by Design
 () Defer 15504 Madison Avenue
 Lakewood, Ohio 44107

Applicant proposes the installation of storefront awning. (Page 40)

SIGN REVIEW

12. **Docket No. 01-01-19 - S** **15504 Madison Avenue**
 Closets by Design

- Dan Krawczonek
Closets by Design
15504 Madison Avenue
Lakewood, Ohio 44107

Dan Krawczonek, Closets by Design, applicant was present to explain the request.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** Docket No. 01-01-19 – B and No. 01-01-19 – S as submitted. All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

George Papandreas, Exec. V. P.
Carnegie Management and Development Corp.
27500 Detroit Road, Suite 300
Westlake, Ohio 44145

Mr. Harnocz recapped the previous meetings.

There was discussion among the members, presenters, and staff about the symmetry of the plan, building designs, materials, public space, landscaping, parking, excessive amount of hardscape, vehicle traffic through the site, store front design.

- Regarding the south facing setbacks, will there be a solid wall?
 - Wraparound porches and windows.
- Will there be a maturity variety of the trees plantings?
 - Yes. Smaller caliber trees grow faster, and larger trees offer screening.
- Who will be responsible for the maintenance of the landscaping?
 - The formation of an association will ensure maintenance of the residentially owned units. Each of the components will be responsible.
- Question to the city: who will be responsible for maintenance of the right-of-way areas?
 - The developer or owner of the property.
 - Staff would be looking into the lighting portion.
- Regarding the elevations changes going south, Belle and Marlowe; how steep will the grade be?
 - The maximum as allowed by code, a gradual slope.
- Will the rooftop decks on the south facing units overlook neighboring properties?
 - They can be designed to provide privacy for the neighboring properties.
- Will the parking spaces along the side streets be metered?
 - Per staff, this was yet to be determined.
- Will there be design guidelines for the individual retailers?

- Per staff, guidelines for signage and storefront design will be developed.

There were no additional comments from the members or staff.

Mr. Sylvester announced there would be a community workshop regarding the public plaza the evening of Wednesday, January 30, 2019. The time and location were to be determined.

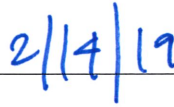
A motion was made by Ms. Haney, seconded by Mr. Maniet to **DEFER** the request until the February 14, 2019 meeting. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Ms. Haney, seconded by Mr. Maniet to **ADJOURN** at 7:53 p.m. All of the members voting yea, the motion passed.



Signature



Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Drew Gattitt
2. Vince Monachino
3. Frank Dachtler
4. Dan Krawczonck
5. Nicole Sheddler
6. Jesse Sheddler
7. Ben Horstankill
8. Karen Wagner
9. _____
10. _____
11. _____

[Signature]

[Signature]

[Signature]

[Signature]

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[Signature]

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, January 10, 2019

Schwarz, Johanna

From: tedcoons1@juno.com
Sent: Friday, January 11, 2019 3:04 PM
To: Planning Dept
Subject: Raising Cane's variance requests

Theodore H. Coons
1427 Robinwood Avenue
Lakewood, Ohio 44107
January 11, 2019

City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107

Attn: Board of Building Standards/Architectural Board of Review/Sign Review Board

In re: Raising Cane's Chicken Fingers variance requests: Signage & front yard size

To whom it may concern:

I wish to go on record as being opposed to both of these variances.

In regard to the signage, there should not be any reason the Applicant cannot work within what the Code allows. Within the past 40 years, the City standardized its signage regulations for all businesses to bring about uniformity. These regulations greatly improved the appearance of the business district in particular, avoiding a helter-skelter variety of store signs that 1 party referred to as a sickening, carnival-like appearance. To grant a variance would defeat the purpose of the Code, as well as give other merchants a precedent on which to request similar variances.

As for increasing the size of the front yard from 4 feet to 6 feet, 4 inches, appearances are that the Applicant again does not consider the Code limits sufficient for its needs. I do not find any validity to this request in the zoned area for this proposed business. Once again, granting the requested variance sets a precedent that probably is not in the best interests of the City.

Very truly yours,
s/Theodore H. Coons

Judge Judy Steps Down After 23 Years Over This Controversy

glance-hality.com

<http://thirdpartyoffers.juno.com/TGL3132/5c38f70c81c07770c3058st03duc>



Schwarz, Johanna

From: DG M <dgmeeker01@gmail.com>
Sent: Wednesday, January 9, 2019 6:18 PM
To: Planning Dept
Cc: Harnocz, Alex; Meeker David; Tuhacek Bob
Subject: Comments and requests per Docket No. 11-124-18 for Nov. 8 hearing -
Attachments: 13929_Driveway_Site_Adjustment_A.pdf; ATT00001.htm; 13929_Driveway_Site_Adjustment_B.pdf; ATT00002.htm; 13916_AerialView.png; ATT00003.htm

Jan. 8, 2019

Re: Docket No. 11-124-18
13919 Lake Ave.

Board of Building Standards and Architectural Board of Review:

We are property owners and residents living at 13925 Lake Avenue, the next contiguous property west of 13919 Lake Avenue. We acknowledge the Public Notice of Mr. Abuaun's application and proposal to install a new semi-circular driveway at the front of his property.

Even though we don't care for the idea of cars parking in front and detracting from the overall visual beauty of a broad, continuous band of lawns and landscaping that ties our neighborhood together, we must accept the City's ordinance that declares "driveways, circular driveways and turnarounds [as] permissible structures that create access for vehicular traffic to pass through."

We don't fully understand why the addition of a front semi-circular driveway is needed. At the rear of 13919 Lake Avenue, the existing garage has 3 bays for securely parking 3 cars indoors, and the existing rear driveway parking pad contains commodious outdoor parking/turnaround space for 3 to 4 additional vehicles. Together, that amounts to existing parking for 6 to 7 vehicles.

But, if the Board deems the addition of the proposed semi-circular driveway acceptable and necessary, we request and propose two modification to Mr. Abuaun's plans.

(Please refer to the attached drawings A & B which illustrate the proposals we are submitting; based upon Mr. Abuaun's drawing which was submitted to your board as part of his application for the City to grant permission to carry out the project. In addition, please find an aerial view that illustrates the existing driveway, rear/garage parking, and oddly angled driveway apron.)

Historically, the parcel upon which our house (13925 Lake) is sited was originally the large sideyard of the west side of Mr. Abuaun's house and yard. This can be evidenced by the brick and stone property pylon that matches his 1910 Tudor and now stands at the western edge of our property where our driveway crosses the sidewalk. Our property was portioned off and a house built upon it in 1952. This also explains why, today, Mr. Abuaun's current existing wide driveway apron angles noticeably west across the public tree lawn and cuts in front of our property from the sidewalk to the street.

At times in the past, this oddly situated anomaly has been the cause for some confusion and disagreement in the past. To alleviate those matters, and also to bring the placement of the new proposed driveway up to a logical

position as far as property and sight lines go, we propose a modification to a small portion of the new driveway and its apron to the street at the western portion of Mr. Abuaun's property and the public tree lawn directly in front of his yard and house.

We strongly request and propose that the new driveway apron between the street and sidewalk be slightly repositioned to the east. (see attached drawing A).

- 1) The requested modification should not entail any major additional cost since the project as a whole already will entail an appreciable amount of demolition, excavation, installation and materials for a significantly sized driveway. The main point of requested change is at the curb and on the treelawn where the new driveway's western apron will meet the street.
- 2) The requested modification will assure that both the east and west aprons and points of egress will match and be symmetrically situated in reference to the center/main front entry of the house.
- 3) The requested modification will alleviate the 'zone of confusion and disagreement' referred to above and place both new driveway aprons squarely on the public tree lawn in front of Mr. Abuaun's property and house. 13925 Lake's treelawn will match the property's east and west property lines and be relieved of any present paving obstructions running across its eastern edge.
- 4) The requested modification will also benefit the residents across the street at 13926 Lake Avenue. Currently, because of the present position of Mr. Abuaun's driveway/apron, all cars exiting at night shine their headlights directly across the street and into the living room windows of 13926 Lake. The requested modification will position Mr. Abuan's driveway and western apron so that all exiting cars now direct their headlights onto 13926's driveway instead of their living room windows.

The second request for modification is the amount of setback between the sidewalk and the apogee of the semi-circle. We request that the arc of the driveway have an overall deeper setback from the sidewalk and be positioned closer to the center front entry porch (see attached drawing B).

- 1) The requested modification will better help preserve the otherall visual aesthetics of the neighborhood's composite streetscape – pushing the visual 'clutter' of cars parked on the semi-circular driveway farther back from the street/sidewalk and closer to the house – maintaining as much as possible of the 'greenway' formed by neighbors' front lawns and landscaping.

We close by asking that both of these proposals for modification to Mr. Abuaun's addition of a semi-circular driveway be seriously considered, discussed, and be made part of the final approval process.

Respectfully,
David Meeker
Robert Tuhacek
(Co-owners/residents of 13925 Lake Ave.)
216 521-4630

A

APPROXIMATE PROPERTY LINE LOCATION

AREA OF REQUESTED
ADJUSTMENT

PROPOSED
REPOSITIONING
AND LOCATION
OF NEW
WESTERN
DRIVEWAY/
STREET ACCESS

HOUSE - 13919 LAKE

DRIVEWAY SCREENING PLANTS

10	RED SWITCH GRASS	30	SQ FT
6	FIESTA BOXWOOD	48	
8	GOLD MOP CYPRESS	48	
10	VARDAR VAL BOXWOOD	80	
6	HAWKENS FOUNT. GRASS	12	
8	ENGLISH IVY	30	
		<u>248</u>	<u>SQ FT</u>

VARIABLE HEIGHT
2-3.5'

EXISTING DRIVE

NEW DRIVE

LAKE AVENUE

2

B

APPROXIMATE PROPERTY LINE LOCATION

AREA OF REQUESTED
ADJUSTMENT

EXISTING DRIVE

HOUSE - 13919 LAKE

DRIVEWAY SCREENING PLANTS

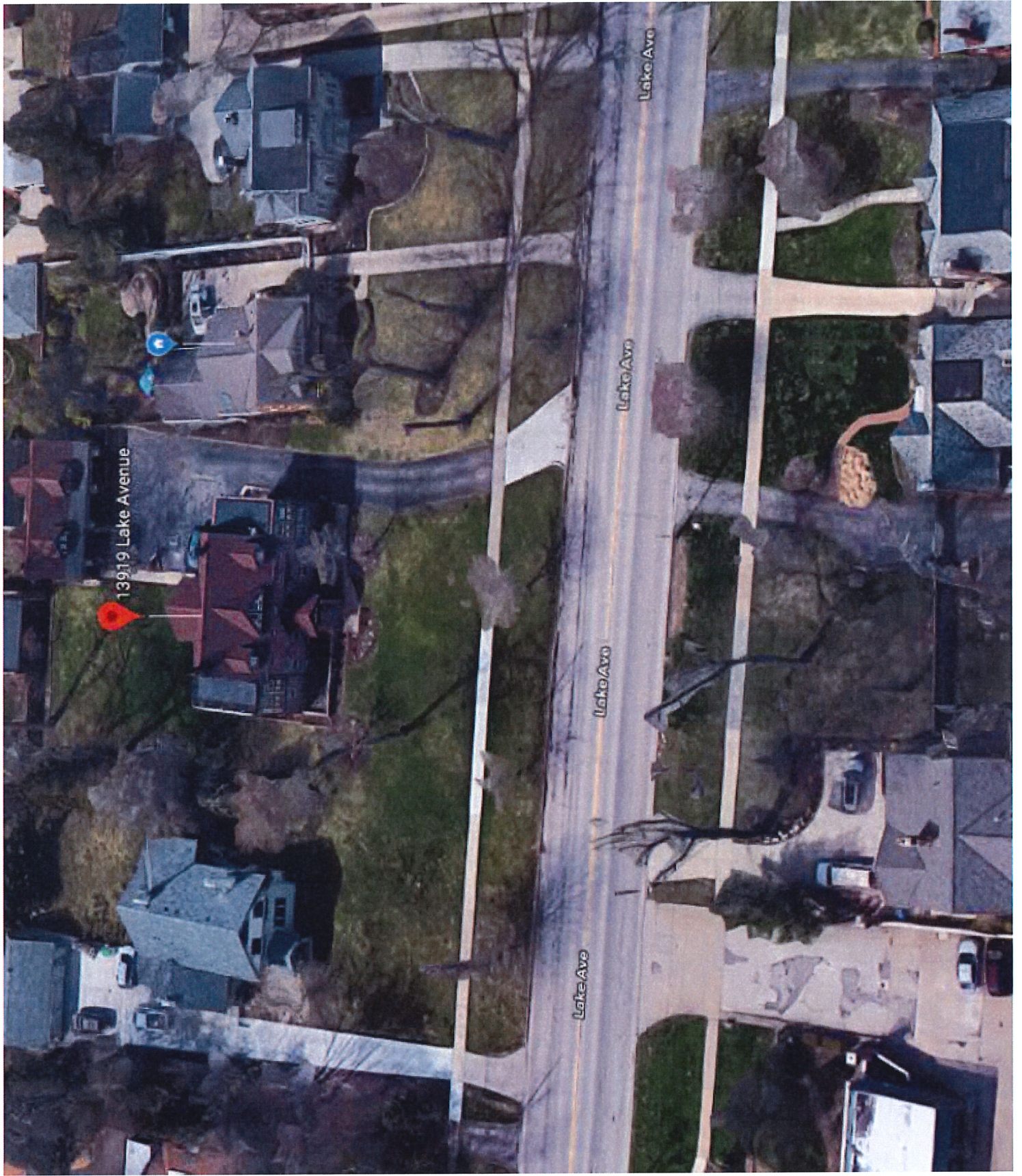
10	RED SWITCH GRASS	30	SQ FT
6	FIESTA BOXWOOD	48	
8	GOLD MOP CYPRESS	48	
10	VARDAR VAL BOXWOOD	80	
6	HAMELEN FOUNT. GRASS	12	
8	ENGLISH IVY	30	
		<u>248</u>	<u>SQ FT</u>

VARIABLE HEIGHT
2-3.5'

MOVE ENTIRE ARC
OF SEMI-CIRCLE BACK;
CLOSER TO HOUSE
FRONT ENTRY PORCH;
DEEPER SETBACK
FROM SIDEWALK

PROPOSED
REPOSITIONING
AND LOCATION
OF NEW
WESTERN
DRIVEWAY/
STREET ACCESS

LAKE AVENUE





Architectural Board of Review
January 10, 2019

Summary Approved:

**13337 Madison
Revival Body Care**







Sign Package:

4' x 8' Wall Sign – North	= 30.75 ft ²
15.5' x 9' Mural - East	= 139.5 ft ² *
4' x 8' Wall Sign – West	= 30.75 ft ²
6' x 3' Monument	= 18 ft ²
Total	= 219 ft²

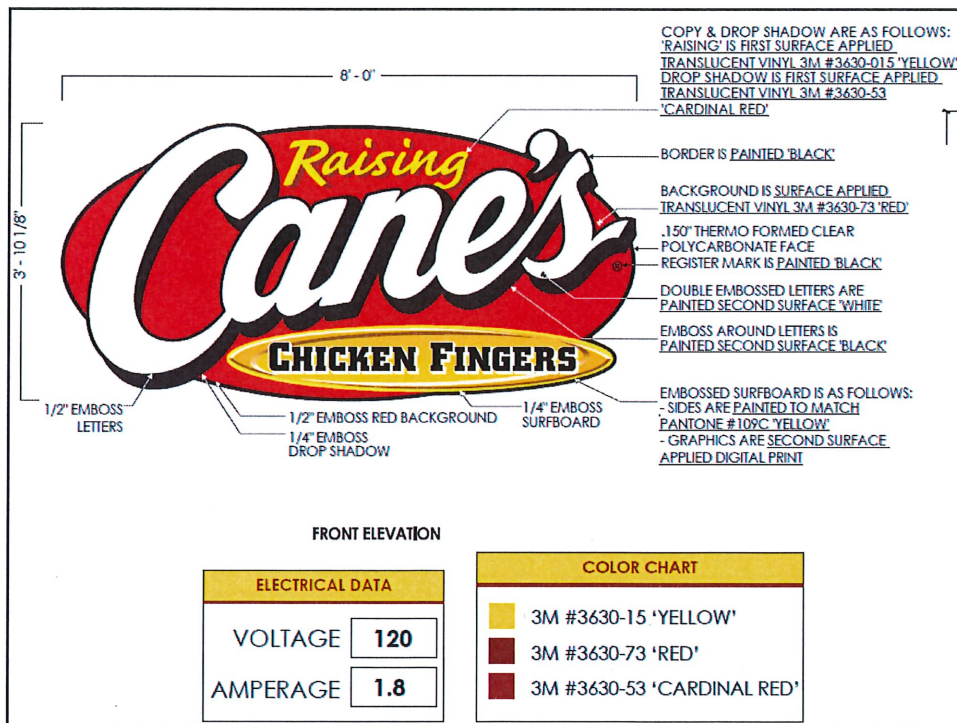
Permitted 50 foot frontage x 1.5 = 75 ft²

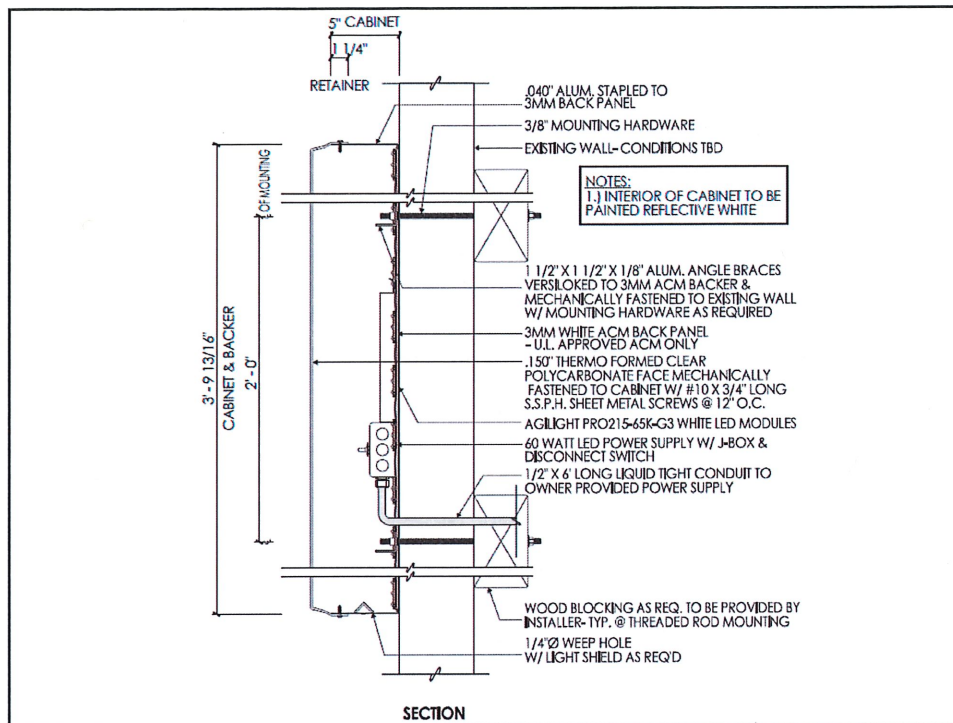
292% Variance Requested

* 1329.04(e) Mural signs. Mural signs shall not exceed 100 square feet in area. (Ord. 2-16. Passed 4-18-2016.)

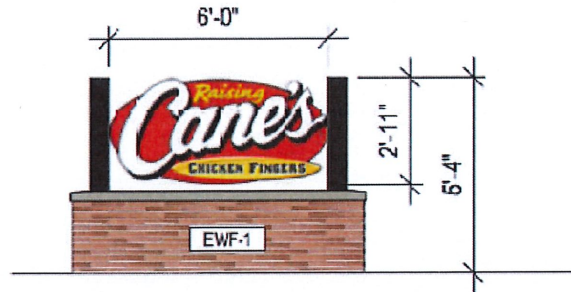








Mural Examples



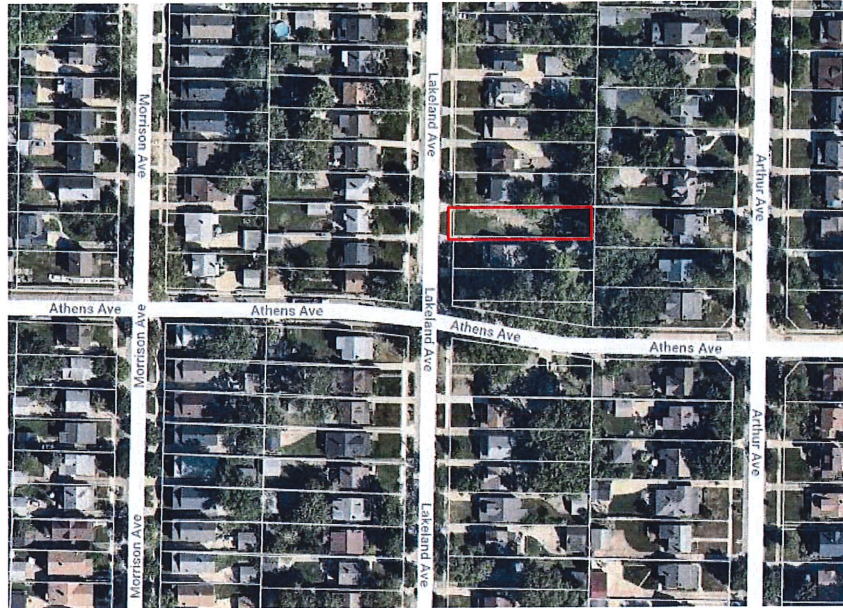
5
A4.1

MONUMENT ELEVATION

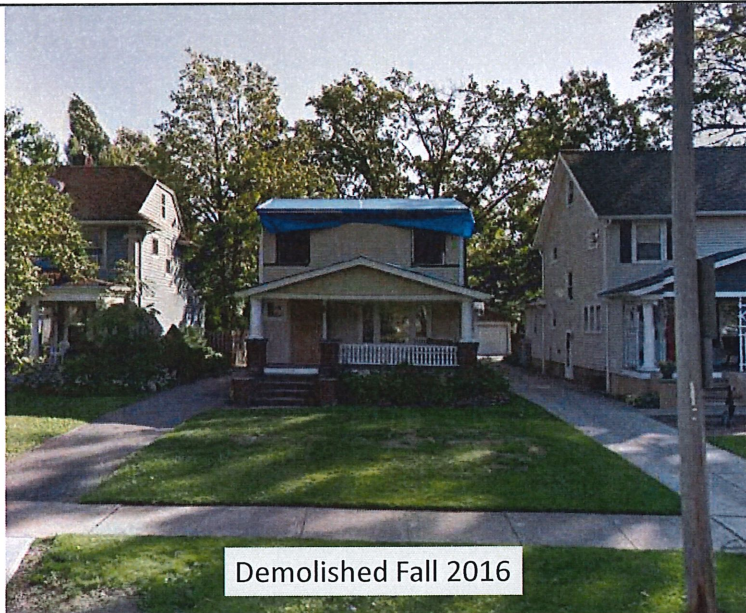
SCALE: 3/16" = 1'-0"





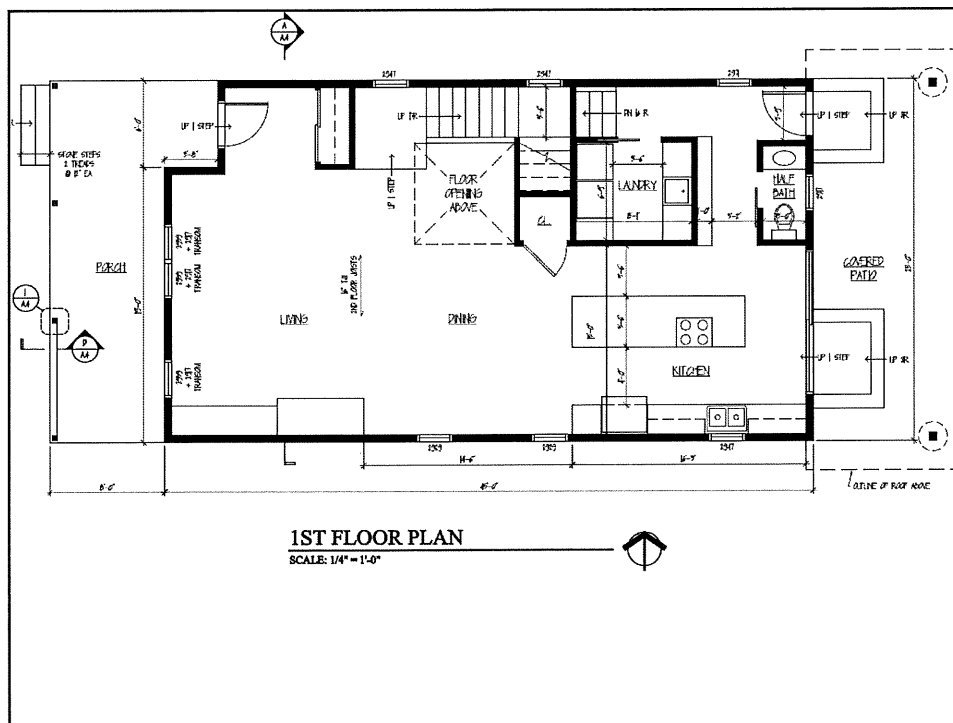
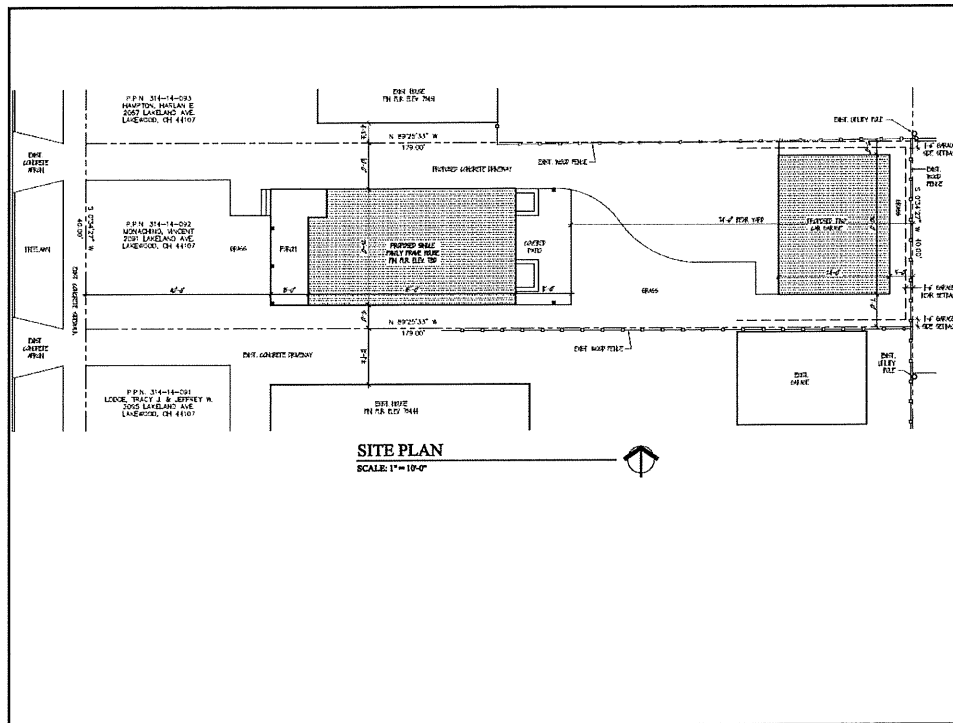


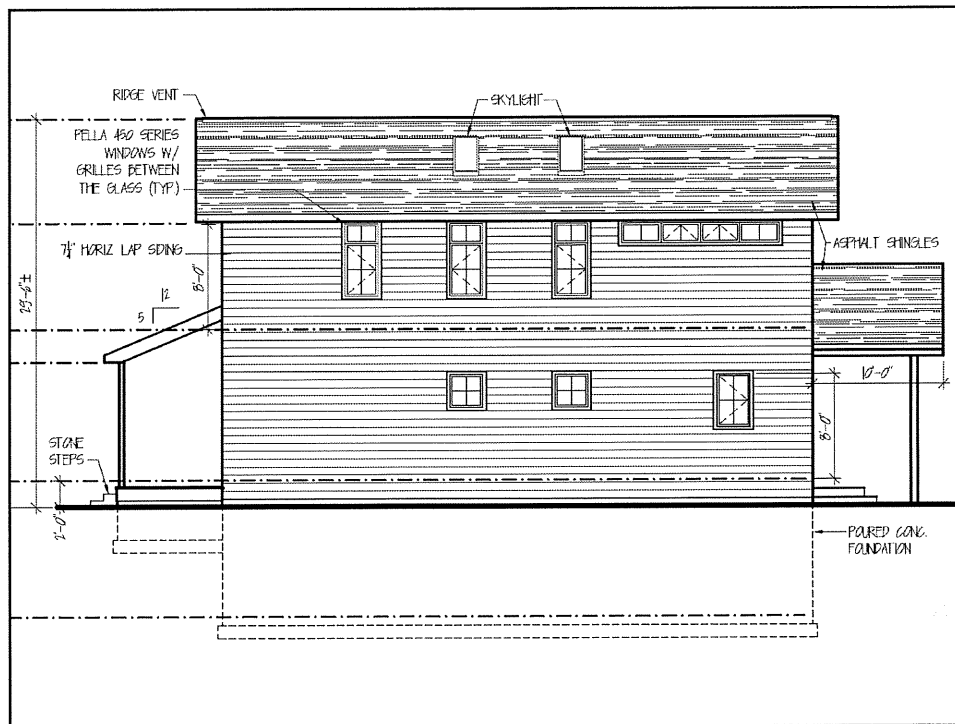
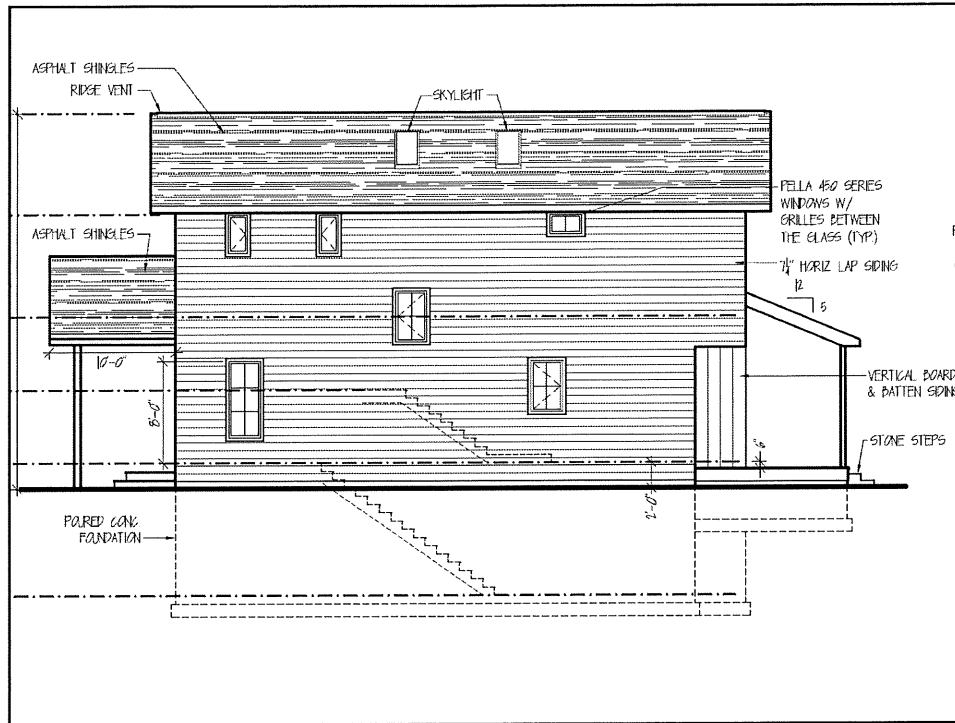
2091 Lakeland Ave

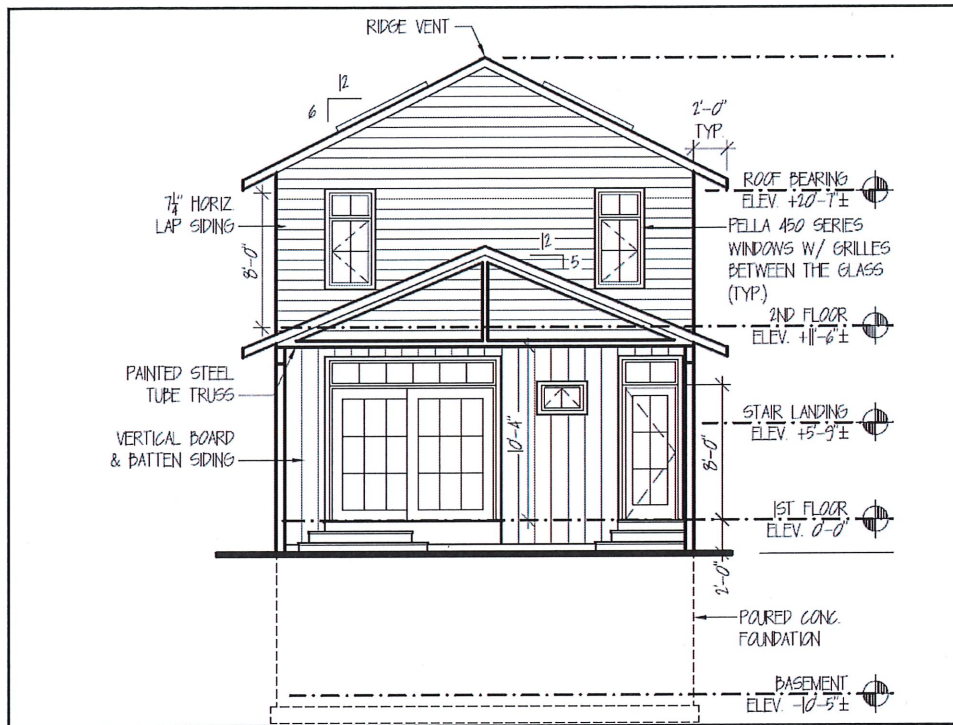


2091 Lakeland Ave





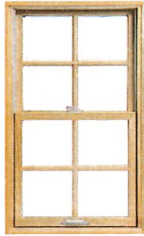




WOOD

Pella® 450 Series

\$\$\$-\$\$\$



Pella 450 Series
double-hung window

FEATURES

Natural beauty of wood with low-maintenance aluminum-clad exteriors
Unique, factory-assembled combinations without the custom price tag
Most popular features and options, including stains and grilles

WINDOW STYLES

Special sizes and configurations are also available.



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG

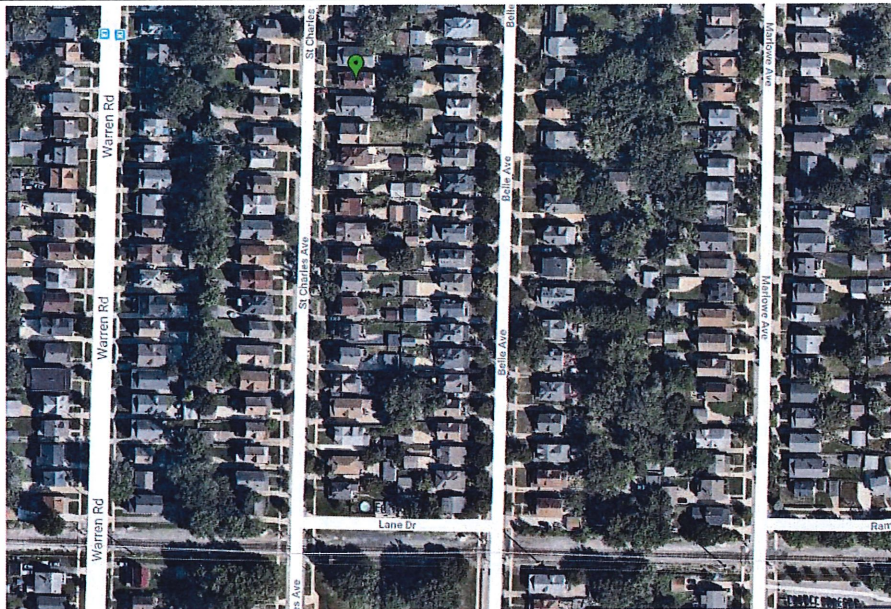
PATIO DOOR STYLES



SLIDING



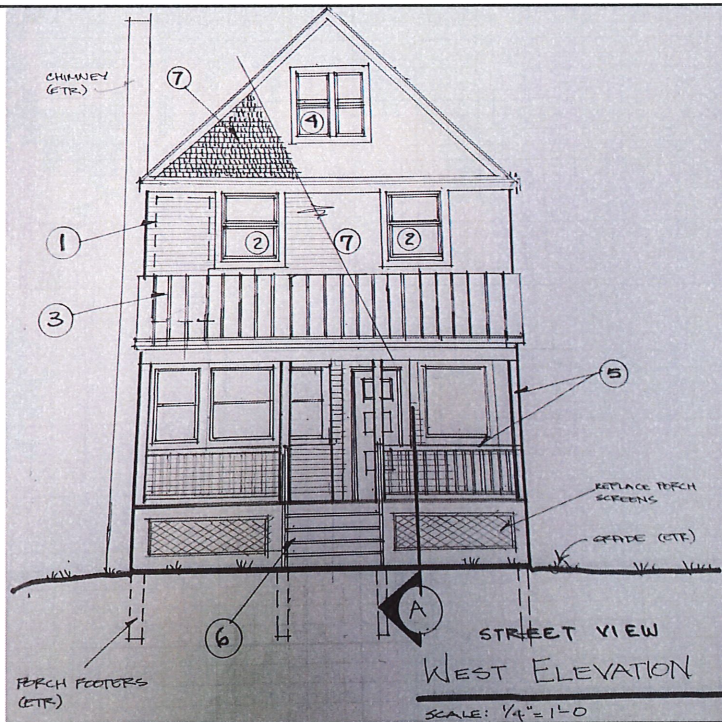
HINGED



1253 St. Charles Ave



1253 St. Charles Ave



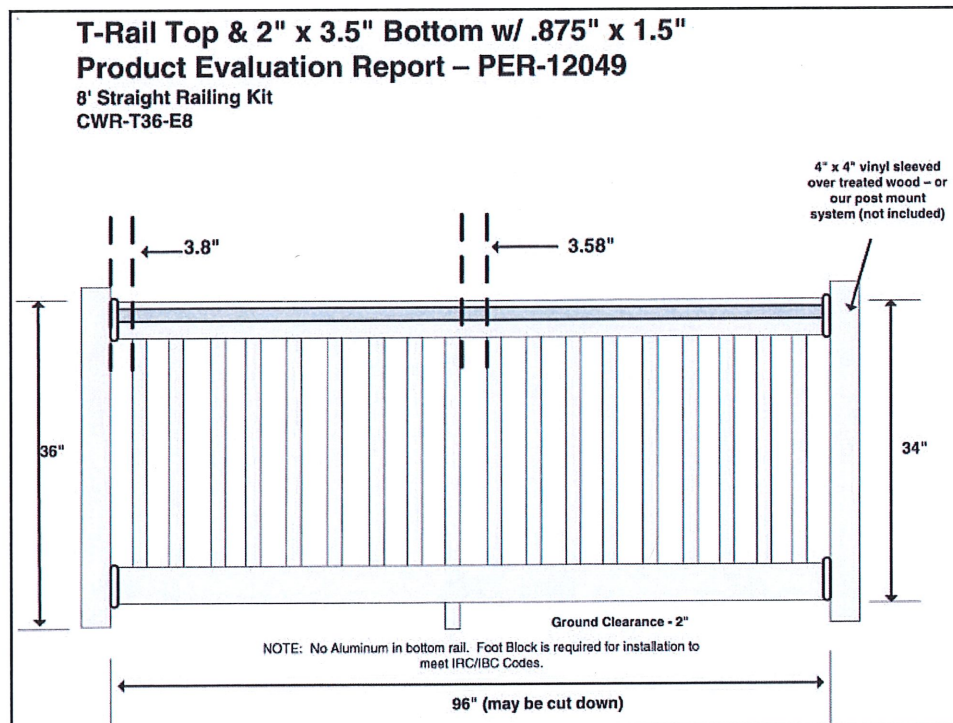
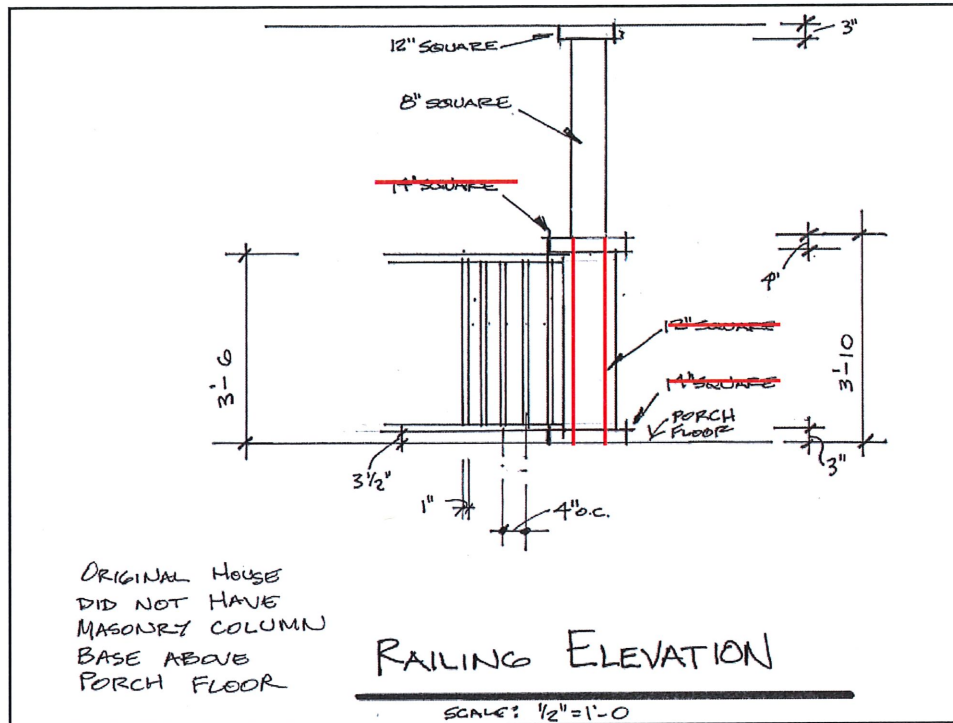


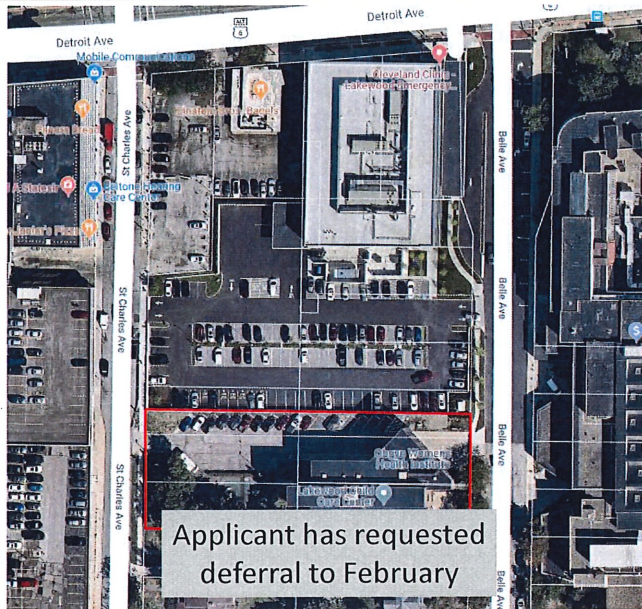
Porch Beam Example



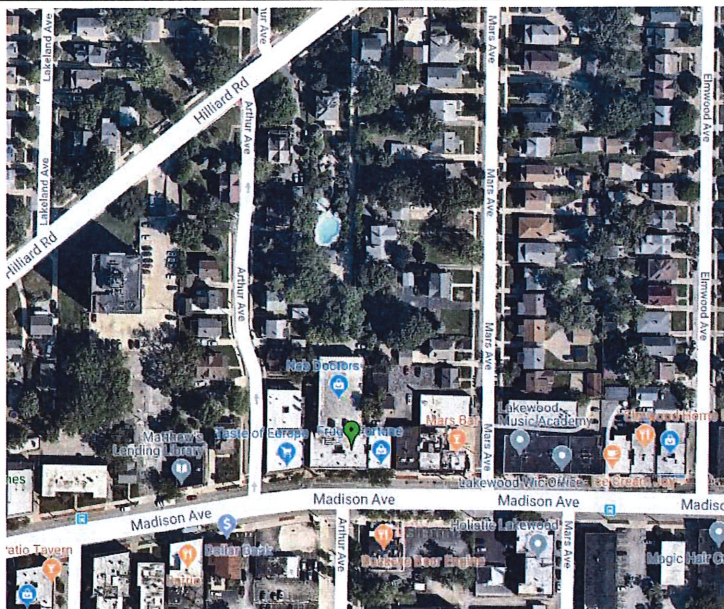
- STAINED TREATED-
WOOD POST
(COLUMNS)
- BLACK VINYL
RAILING
- BLACK (PAINTED)
SIMPSON COLUMN
POST STRUCTURAL
SUPPORTS

PROPOSED POST/RAIL LOOK





**1450 Belle Avenue
Lakewood Child Care Center**



**15504 Madison Avenue
Closets by Design**



**15504 Madison Avenue
Closets by Design**



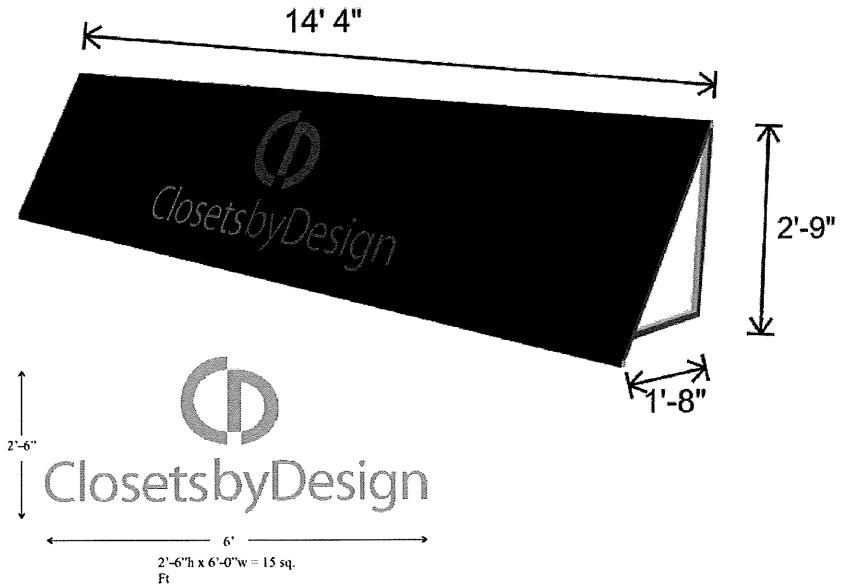
FRAME-1" SQUARE WELDED ALUM. MILL FINISH .090
WALL THICKNESS

COVER-FABRIC SUNBRELLA-FIRESIST-BLACK
SOLUTION DYED CLOTH-LIKE MATERIAL
MEETS CSFM REQUIREMENTS FOR FLAME
RESISTANCE. 9.0 OZ PER SQUARE YARD.

GRAPHICS-PAINTED LOGO ON DECK
APPROXIMATELY 6'-0"W X 2'-6"H

DESIGNED, MANUFACTURED, AND INSTALLED BY OHIO
AWNING & MFG CO

STANDARD STYLE STOREFRONT AWNING
14'-4"W X 2'-9"D X 1'-8"P

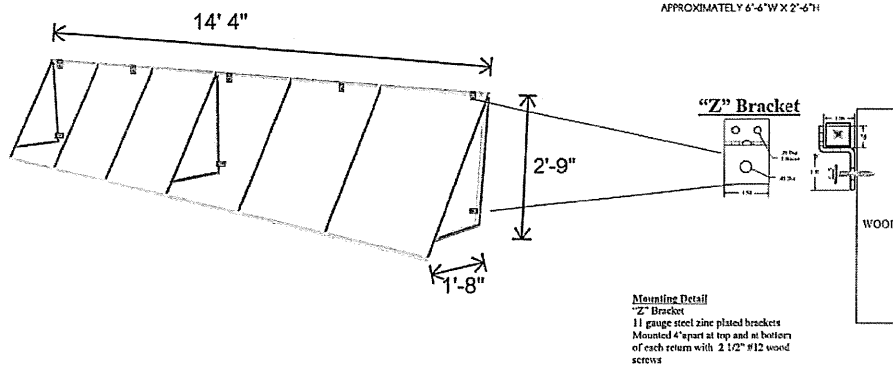


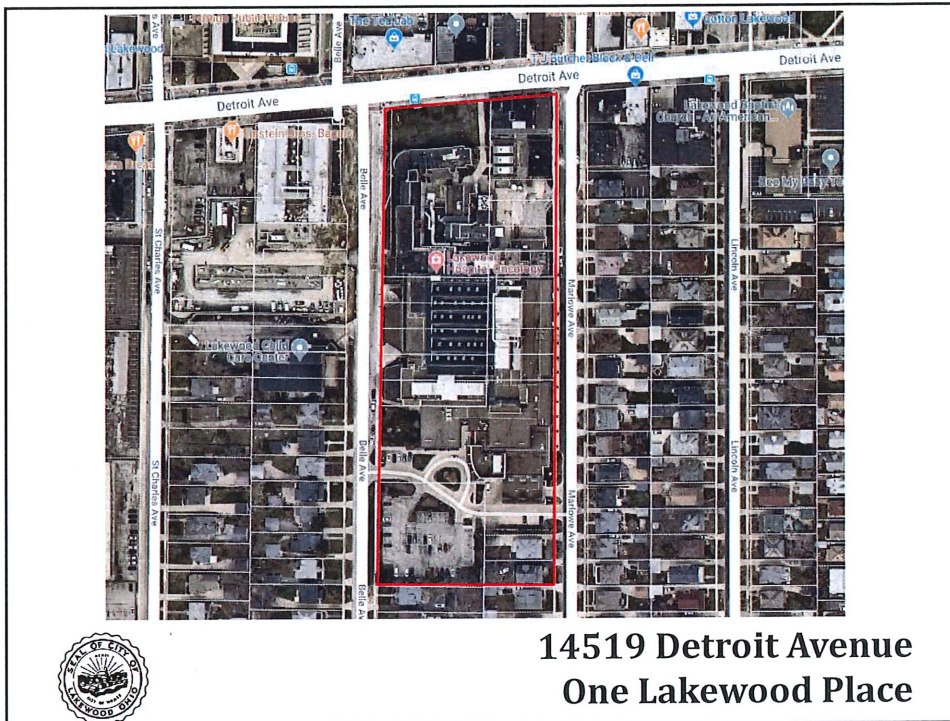
STANDARD STYLE STOREFRONT AWNING
14'-4"W X 2'-9"D X 1'-8"P

FRAME: 4" SQUARE WELDED ALUM. MILL FINISH .070 WALL THICKNESS

COVER FABRIC: SUNBRELLA-FIRE RESIST-BLACK

GRAPHICS-PAINTED LOGO ON DECK
APPROXIMATELY 6'-6"W X 2'-6"H





Planned Development Approval Process

Request Tonight: Deferral

1. Planning Commission reviews plan for preliminary approval – approved December 6th, 2018
2. **Allows the developer and Architectural Board of Review to proceed to 1156.05 – Design Principles**
3. Planning Commission reviews and approves final development
4. Architectural Board of Review reviews and approves Final PD Plan to be in compliance with 1156.05
5. City Council approves Planned Development zoning

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning



After Preliminary approval ABR is charged with
Review of:

- Building and Site Design
- Building Materials
- Pedestrian Access and Circulation
- Parking
- Landscaping and Screening
- Screening of roof-mounted equipment
- Streetscape Improvements
- Service Area and Mechanical Screening
- Signage
- Lighting
- Fences
- Urban Open Space
- Amenities

Revised Drawings Anticipated
Residential Architecture